



## 1 Gypsy Lane Marton-In-Cleveland, Middlesbrough, TS7 8NF

A true period 1930s semi-detached house in the highly desirable location of Gypsy Lane, Marton, Middlesbrough. The property is not to be confused with the more compact semis that predominate in the area, with a difference in spaciousness, design and plot that must be appreciated in person, as must the privacy and peacefulness on offer.

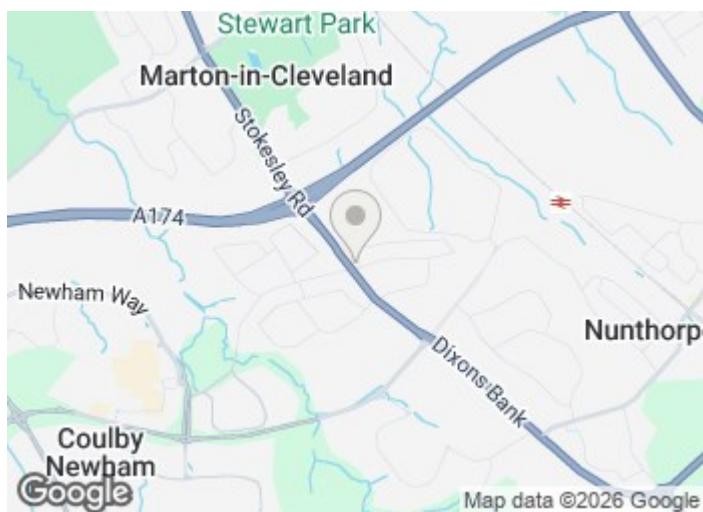
**Offers Over £300,000**

# 1 Gypsy Lane

Marton-In-Cleveland, Middlesbrough, TS7 8NF



- No chain
- Semi-open-plan living space filled with light
- Large, established rear garden
- Highly desirable area and street
- True 1930s semi: spacious rooms and proportions, high ceilings, full-size bay windows, large plot
- Excellently presented with 4 bedrooms (3 large double bedrooms) and 2 bathrooms
- Off-road parking for several cars, secure carport with automatic door, garage to rear of drive
- Substantially extended downstairs and upstairs to 1485 sq ft / 138 sq m
- Modernised infrastructure with period features and styling intact
- Strong privacy and peacefulness



## Directions



## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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